018.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,000 / 844,000
					USE VALUE:	844,000 / 844,000
					ASSESSED:	844,000 / 844,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHIMINSKY JENNIFER M
Owner 2:	SHIMINSKY JOSEPH C
Owner 3:	
Street 1:	58 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KRISTO VIRGINIA M/LIFE ESTATE -
Owner 2:	-
Street 1:	50 ENDICOTT ST UNIT 3335
Twn/City:	DANVERS
St/Prov:	MA Cntry:
Postal:	09123-4822

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Vinyl Exterior and 2090 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5607.000	344,000		500,000	844,000
Total Card	0.129	344,000		500,000	844,000
Total Parcel	0.129	344,000		500,000	844,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.79 | /Parcel: 403.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 12809
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

!1528!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,000	0	5,607.	500,000	844,000		Year end	12/23/2021
2021	101	FV	334,300	0	5,607.	500,000	834,300		Year End Roll	12/10/2020
2020	101	FV	334,300	0	5,607.	500,000	834,300	834,300	Year End Roll	12/18/2019
2019	101	FV	253,500	0	5,607.	647,000	900,500	900,500	Year End Roll	1/3/2019
2018	101	FV	253,500	0	5,607.	411,700	665,200	665,200	Year End Roll	12/20/2017
2017	101	FV	253,500	0	5,607.	376,500	630,000	630,000	Year End Roll	1/3/2017
2016	101	FV	253,500	0	5,607.	305,900	559,400	559,400	Year End	1/4/2016
2015	101	FV	243,600	0	5,607.	305,900	549,500	549,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:07:46

LAST REV

Date	Time
06/29/21	13:55:20
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1528

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRISTO VIRGINIA	1551-156	1	11/12/2019		975,000	No	No		
KRISTO VIRGINIA	1451-64		4/15/2014	Convenience	1	No	No		
KRISTO PETER D	1409-137		12/29/2011	Convenience		No	No		
	769-140		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2021	510	Addition	60,000	O				
7/14/2020	775	Heat App	13,000	C				
12/5/2019	1981	Redo Kit	12,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
8/14/2019	Mail Update	MM	Mary M
12/2/2017	Inspected	HS	Hanne S
11/17/2017	MEAS&NOTICE	BS	Barbara S
1/29/2009	Meas/Inspect	336	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12809
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5607		Sq. Ft.	Site		0	85.	1.05	2									499,977						500,000	

Total AC/HA:	0.12872	Total SF/SM:	5607	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	499,977	Spl Credit		Total:	500,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.22345710
Const Adj.:	0.99989998
Adj $ / SQ:	171.267
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467326
Depreciation:	123374
Depreciated Total:	343952

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

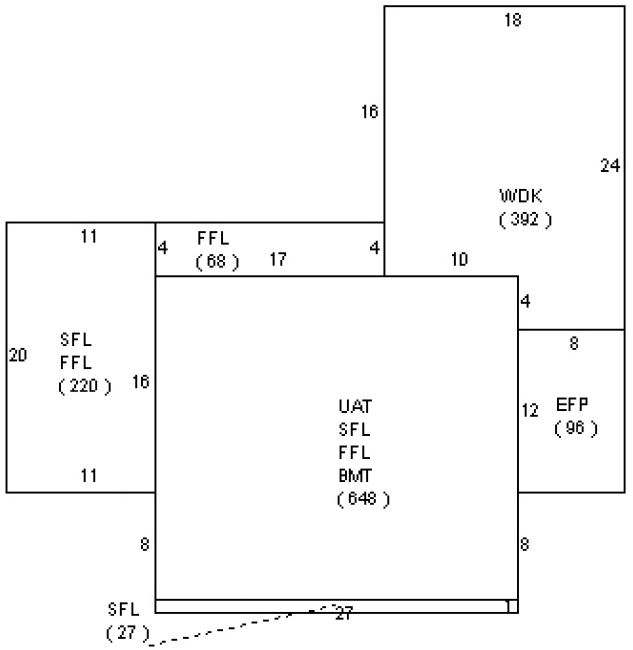
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.27
Special Features:	0	Val/Su Net:	109.94
Final Total:	344000	Val/Su SzAd	187.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	171.270	160,306
SFL	Second Floor	895	171.270	153,284
BMT	Basement	648	64.740	41,951
WDK	Deck	392	8.550	3,352
UAT	Upper Attic	162	68.510	11,098
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area:	3,129	Total:	375,327
Size Ad	1831	Gross Area	3615	FinArea	2090
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	F	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

018.0-0004-0014.0

IMAGE

AssessPro Patriot Properties, Inc